

**Minutes**  
**Quiet Water Board of Directors Meeting**  
**August 12, 2018**

**In attendance:** Board Members Sherry Dickinson, Bob Noble, Joan Cavin, President Wally Orchard, Treasurer Nan Scott, and DRC Chair Loren Dickinson. Also present were members Barbara Hurwich and Larry Brice.

**The meeting commenced at 2:10 p.m.**, at 300 Jennifer Drive, home of Christina and Wally Orchard.

### **1. Treasurers Report**

The Association fiscal year is June 1<sup>st</sup> through May 31<sup>st</sup>. Since this is toward the end of first quarter, there is not much to report. We are not quite 25% into the fiscal year and most all line items are within budget. Some seasonal fluctuations in expenses for mowing, pool, etc. We had an unexpected fee for recording the new CC&Rs. The report is effective as of July 31<sup>st</sup> and does not reflect the expense for the tennis court rehab.

### **2. Pool Bathrooms**

In response to a member concern, Doug and Wally will look at what improvements would be necessary to elevate the condition of the bathrooms at the pool. Because the rooms do not get used over the winter and there is minimal ventilation, there seems to be moisture retention that creates some deterioration.

### **3. Financial Statement and Financial Audit (by Laws 6.2)**

The financial statement is presented by the Treasurer at the Annual Meeting. There has only been one audit (many years ago) where the Association paid a CPA. This is an expensive endeavor and can cost thousands of dollars. The Association could conduct a review by using a couple volunteers and avoid the cost of hiring an accountant. Nan and Board members concurred that such an endeavor was a good idea so Bob will contact another Association member to conduct a review. Bob will also discuss the matter with Jeannine.

### **4. Proposal Regarding Views of the River**

Bob reminded the Board that at the Annual Meeting there was another spirited discussion about the riverbank trail, and that one item that several members raised was the lack of places to view the river. Bob highlighted the research he had done in an effort to have the Board support creating some views while maintaining compliance with laws and ordinances, or compromising the effort to restore the riparian area and stabilize the embankment.

After an hour discussion there was not agreement about the matter and there was concern voiced that the proposal needed further review. The matter was left with Bob to contact Larry Lewis and make inquiry about the ordinance and obtaining a permit. Loren and Bob will surveil the corridor to see if there are any specific locations that would be logical.

### **5. Riverbank Path Materials**

The matter was not decided at Committee, there was not a new ballot measure prepared for the Annual Meeting in June, and the membership determined at the Annual Meeting that it was appropriately a matter to be determined by the Board. After a lengthy Board discussion and hearing input from others, the Board has decided that the path needs to be defined for the purpose of guidance of users, and also for defending property rights regarding the

existence and locale of the decades old path. Wally and Lauren will use some method for identifying the path location (stakes/pipe/markings). With regard to extending the path, the Board has decided to maintain what is there now and not extend the path at this time.

## **6. Riparian Area Monitoring**

Loren reported that invasive species are spreading and there needs to be an effort to curtail them. Loren suggested a work party. The volunteer work force could be supplemented with Job Corps youth. His assessment is that it is a big job. A date for a work party was set for 9:00 AM, Saturday, September 22<sup>nd</sup>.

## **7. Review of 2018/2019 Projects**

Tennis/Pickleball Court - work has been completed.  
Gutters - Wally will check to see if the work can be done this fall.  
Painting - needs to be performed inside the pool around the new window.

## **8. Review of 2019/2020 Projects**

Asphalt walking paths should be resealed - Bob to get bids  
Carport reroofing - Wally and Loren to evaluate  
Entrance Sign

## **9. 2019/2020 Reserve Study**

Wally keeps it up to date. Wally and Loren will be walking the grounds and Wally will examine Association assets and will update it again.

## **10. New CC&Rs**

The new CC&Rs approved in June have been recorded with Lincoln County. They are also posted on the QWHA website. They are also being posted on the City of Yachats website. Realtors need the info.

## **11. Update of Policies Procedures and Practices**

On the advice of legal counsel, this may be changed to Guidelines, Procedures and Practices. An update is on the agenda for this year. The board will wait to see a draft from Wally and Loren.

## **12. Home Maintenance/Repairs Campaign**

Loren will examine the status and forward a summary to the Board. Communication is important and the Board wants to make sure we couple empathy, accommodation and individual responsibility when we craft a letter to those who still have homes that need attention. Joan will draft something.

## **Other Business**

The boat launch sign needs to be replaced. Loren will address.

The entrance sign needs to be replaced. Loren will address.

QW is eligible for 13 Dahl containers for yard debris. It will be a challenge to store these containers somewhere where they are not an eyesore. After much discussion, it was decided that Dahl will be contacted to see if an alternative can be negotiated. Sherry will address.

The tree in LCA III near the Brice cabin needs to be trimmed/removed. Wally and Loren will look at it.

## **Meeting Adjourned at 5:00 PM**

The next Board meeting will be held at 2:00 PM Sunday, November 11, 2018 at the home of Sherry and Loren Dickinson - 333 Jennifer Drive.